082.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,443,000 / 2,443,000
					USE VALUE:	2,443,000 / 2,443,000
					ASSESSED:	2,443,000 / 2,443,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
483		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPOBASSO PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	483 SUMMER ST SUITE 1000
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474-2461 Type:

PREVIOUS OWNER

Owner 1:	DOYLE JOHN R III & -
Owner 2:	DOYLE BRIAN A -
Street 1:	51 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 2019, having primarily Brick Exterior and 11973 Square Feet, with 9 Units, 10 Baths, 5 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	8000.000	1,456,720		497,680	1,954,400
340	2000.000	364,180		124,420	488,600
Total Card	0.230	1,820,900		622,100	2,443,000
Total Parcel	0.230	1,820,900		622,100	2,443,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.04 | /Parcel: 204.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51357

GIS Ref

GIS Ref

Insp Date 09/10/18

!6702!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	1,820,900	0	10,000.	622,100	2,443,000		Year end	12/23/2021
2021	013	FV	1,820,900	0	10,000.	612,100	2,433,000		Year End Roll	12/10/2020
2020	013	FV	1,379,900	0	10,000.	602,000	1,981,900	1,981,900	Year End Roll	12/18/2019
2019	332	FV		0	10,000.	561,900	561,900	561,900	Year End Roll	1/3/2019
2018	332	FV	82,200	5400	10,000.	501,700	589,300	589,300	Year End Roll	12/20/2017
2017	332	FV	82,200	5400	10,000.	441,500	529,100	529,100	Year End Roll	1/3/2017
2016	332	FV	72,900	5400	10,000.	331,100	409,400	409,400	Year End	1/4/2016
2015	332	FV	49,300	5400	10,000.	301,000	355,700	355,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:19:46

LAST REV

Date	Time
11/19/21	14:11:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE JOHN R II	64518-169		11/17/2014	Inc Per Prop	629,900	No	No		
DOYLE JAMES J T	64299-480		9/30/2014	Convenience	99	No	No		
DOYLE JOHN R JR	61210-162		2/15/2013	Convenience	99	No	No		
	13819-139		10/1/1979		58,000	No	No		Y

USER DEFINED

Prior Id # 1:	51357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2019	255	Alterati	48,000	C				
12/20/2018	1932	Heat App	134,816	C				
6/26/2018	873	New Buil	1,570,000	O				mix use 9 apts 2 o
5/17/2018	635	Demoliti	14,000	C				
7/1/2010	780	Re-Roof	8,000					
7/29/2008	843	Sign	500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2021	I & E Return	MM	Mary M
11/2/2020	Mail Update	MM	Mary M
5/9/2019	Permit Visit	DGM	D Mann
4/10/2019	Permit Visit	DGM	D Mann
9/10/2018	Inspected	PH	Patrick H
6/11/2018	Meas/Inspect	DGM	D Mann
6/11/2018	Permit Visit	DGM	D Mann
3/10/2009	Meas/Inspect	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		10000		Sq. Ft.	Site		0	31.	2.01	CA									622,108	340	20				622,100	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	COMM AVG	Total:	622,108	Spl Credit		Total:	622,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	3 - 3 Story		
(Liv) Units:	9	Total:	9
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:	340	Alt %:	20
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	11		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	10	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	5	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	9	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.75000000
Const Adj.:	1.04905510
Adj $ / SQ:	94.415
Other Features:	541693
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1839335
Depreciation:	18393
Depreciated Total:	1820942

COMMENTS

ST ANDER BROS AUTOMOTIVE.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	10	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

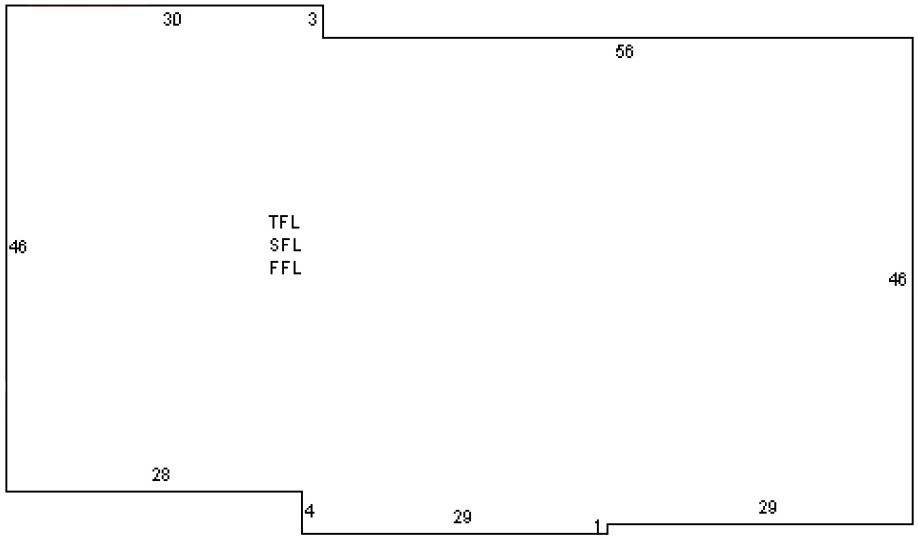
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	103.86
Special Features:	0	Val/Su Net:	152.08
Final Total:	1820900	Val/Su SzAd	152.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,991	94.410	376,810
SFL	Second Floor	3,991	94.410	376,810
TFL	Third Floor	3,991	94.410	376,810

Net Sketched Area:	11,973	Total:	1,130,430

Size Ad	11973	Gross Area	11973	FinArea	11973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	